



# 1405 24 Street Calgary Alberta

\$980,000

Experience the perfect blend of charm and architectural design in this stunning inner-city home. Nestled against Shaganappi Park, this property offers tranquil surroundings while being just a 3-minute walk from the LRT for a seamless commute downtown. With nearly 3,500 square feet of developed living space, this home provides unmatched features for its location and price. Step inside to find elegant arched entryways, solid oak floors, and three cozy gas fireplaces. Enjoy three outdoor living spaces: a front patio with skyline views, a west-facing backyard with a built-in Lynx BBQ, and a private balcony off the primary suite. The kitchen is a chef's dream, featuring granite countertops, an island with an eat-up bar, and high-end appliances like a Miele steam oven and Sub-Zero fridge. The primary bedroom is a 400-square-foot sanctuary, complete with a sitting area, an oversized walk-in closet with a laundry chute, and a spa-like 5-piece ensuite. With five bedrooms and three and a half bathrooms, the home offers versatile spaces for family living and working from home. Recent updates include triple-pane windows (2023) for noise reduction and thermal efficiency, a new water tank (2020), a backyard chain-link fence (2021), and a comprehensive security system with 24/7 local recording. The furnace and washer/dryer were updated in 2017, and a Nest smart thermostat enhances comfort and efficiency. The location is unbeatable, with quick access to downtown via Bow Trail and a short walk to the Shaganappi train station. Cyclists will love the direct access to bike paths leading to the river pathway. Shaganappi Park, just behind the home, offers off-leash dog areas, playgrounds, and a creek that stays active in winter. In colder months, the park becomes a top spot for tobogganing. The Shaganappi Community Association adds to the community charm with a tennis court, basketball court...

- 3pc Bathroom 6.50 Ft x 6.00 Ft
- Bedroom 13.08 Ft x 10.50 Ft
- Bedroom 10.67 Ft x 9.33 Ft
- Recreational, Games room 20.08 Ft x 16.75 Ft
- Storage 11.42 Ft x 10.00 Ft
- 2pc Bathroom 7.00 Ft x 3.42 Ft

- Laundry room 6.58 Ft x 5.75 Ft
- Living room 15.58 Ft x 13.33 Ft
- Office 11.08 Ft x 11.58 Ft
- 4pc Bathroom 7.33 Ft x 5.08 Ft
- 5pc Bathroom 12.83 Ft x 15.75 Ft
- Bedroom 12.92 Ft x 12.92 Ft

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### Mirror

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Breakfast 6.58 Ft x 5.92 Ft

Den 10.92 Ft x 10.08 Ft

Dining room 11.42 Ft x 14.67 Ft

Kitchen 13.58 Ft x 10.83 Ft

Bedroom 10.42 Ft x 10.67 Ft

Primary Bedroom 15.00 Ft x 29.08 Ft

Other 12.50 Ft x 9.58 Ft